



THE HERON
CITY OF LONDON



20 July 2010

The Heron, London EC2

- **Secures £115 million development facility**
- **40% of apartments already pre-sold**

Heron International, the pan European property group, today announces that it has secured a £115 million loan facility to finance the construction of The Heron, its residential development in the heart of the City of London.

The £115 million facility, believed to be the first of its kind for any significant speculative residential development since the credit crisis, is being provided by a syndicate of three banks – Santander, HSBC and Investec with Santander and HSBC as Joint Lead Arrangers.

Marketing of The Heron, which will be a slender 36-storey tower providing luxury living space in the Square Mile, began in March 2010; over 40% of the 284 highly specified suites, apartments and penthouses have already been pre-sold. The apartments at The Heron will be the ultimate pied-à-terre with breathtaking views across London and will incorporate a landscaped roof garden offering a stunning urban oasis, a residents' club lounge, gym, screening room, and valet parking. The lower floors of The Heron will provide a new home for the Guildhall School of Music & Drama, one of Europe's leading conservatoires.

Last week, Heron announced the appointment of Sir Robert McAlpine Ltd as the Main Contractor and work has commenced with completion expected in 2013.

Commenting on the financing, Jonathan Goldstein, Deputy Chief Executive of Heron International, said:

"We are delighted to have secured financing for The Heron which is the first residential development of this scale in the City of London in over 30 years. The consortium's decision to provide the financing at this stage of the economic cycle is a validation of the progress we are making on site which will provide much needed, first class living accommodation in the heart of the City of London."

Susan Geddes, Head of Real Estate Finance at Santander Corporate Banking said:

"I am delighted that Santander has taken a lead role in The Heron development together with our club partner banks, HSBC and Investec. Santander Corporate Banking is committed to increasing the support we provide to strong viable businesses and our strong relationship with both the team at Heron International and AREA Property Partners is a great example of this."

Ian Goldsworthy, Head of UK Real Estate, Global Banking and Markets at HSBC Bank Plc said:

"HSBC is delighted to support both Heron International and AREA Property Partners in the financing of The Heron. Both of the partners are new lending relationships for HSBC and working alongside Santander as Joint Lead Arrangers and Investec, we are very happy to be involved in this landmark development finance transaction."

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Notes to Editors:

The Heron will provide much sought after, luxury living space in the Square Mile and the rare opportunity of a walking commute into the City of London which has 350,000 workers by day but only 8,000 residents.

The Heron is adjacent to The Barbican Centre on Silk Street, home to the finest in international arts and culture, with a diverse programme of exhibitions, performing arts, concerts and cinema. It is within walking distance of the Barbican, Moorgate and Liverpool Street tube stations. This equates to direct access to five of London's 12 tube lines and to two of the City's train stations.

The lower floors of The Heron will provide a new home for the Guildhall School of Music & Drama, one of Europe's leading conservatoires. The custom-designed, state-of-the-art performance, teaching and support space will be an additional facility for this world-renowned School. It will accommodate a 608 seat concert hall, a 227 seat drama theatre, and a 126 seat studio theatre and will be an international cultural destination, enhancing the prestige of the residential tower. The School's impressive list of alumni includes Daniel Craig, Dido, Sarah Lancashire, Tasmin Little, Anne Sofie von Otter, Honor Blackman, Orlando Bloom, Sir James Galway, Jacqueline de Pré, Sir George Martin, Ewan McGregor, and Bryn Terfel, to name but a few.

Further information is available at www.theheron.co.uk

About Heron International

Since it was founded, Heron International has developed 160 buildings in the key business districts of nine leading cities and has developed, invested in and managed a wide range of

prime offices, residential, leisure, hotels and mixed-use projects in the UK and Europe. It has developed more than 1 million sq m of commercial and retail property and more than 15,000 residential units in the UK, continental Europe and the USA. It currently has a £500 million investment portfolio and its current development programme is valued at £1.5 billion.



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